

THE CITY OF WICHITA



WATER DEPARTMENT

263-2141 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN — WICHITA, KAN. 67202

October 31, 1973

William T. Weir
Consolidated Realty, Inc.
2311-A Amidon
Wichita, Kansas

Dear Mr. Weir:

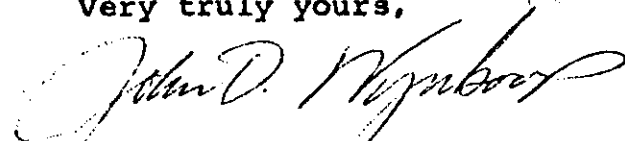
We have reviewed your preliminary plat of the Schulte Industrial Park located at K42 and Maize Road.

It is not feasible at this time to extend a city water main to serve this industrial site. We therefore recommend that the developer install his own private system. If this private system is to consist of internal water distribution mains, we would like to review the design with your engineer. This will help insure that your system will be compatible with the City system at such time in the future that City water service is available to you.

Mr. Bill Otten, Design & Planning Superintendent, is aware of this proposal and when this plat is presented to the Plats Committee for review he will inform the Committee of our findings.

If we can be of any further assistance please contact us.

Very truly yours,



John D. Wynkoop
Director of Water and
Water Pollution Control

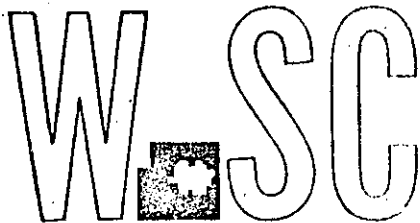
JDW:ab
cc: Mr. Wilmer Freund

RECEIVED

NOV 2 1973
DELAMATER, FREUND
& SCHEERER, P.A.
Consulting Engineers

230-J WF ✓

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

November 26, 1973

Wilmer Freund
512 Century Plaza
Wichita, Kansas 67202

Re: S/D 73-123 - Sketch Plat of
Shulte Industrial Park

Dear Mr. Freund:

We have completed our review of the revised sketch plat of Shulte Industrial Park. It is necessary that you be aware that Subdivision Regulations require industrially zoned property be served by municipal-type sanitary sewer and City water systems. Due to the expense of extending sewer and water to serve subject property, it would likely be considered infeasible to utilize such systems at the present time. It may well be ten to twenty years before sewer and water are within an accessible distance to subject property. It will be necessary to work with the Engineering Division of the Department of Public Works, the City Water Department and the Wichita-Sedgwick County Environmental Health Department regarding this matter.

It will also be necessary that you work with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of the associated drainage, necessary drainage easements, guarantees for drainage improvements, etc.

After considering and making satisfactory arrangements for the above mentioned problems, we authorize the preparation of a preliminary plat subject to:

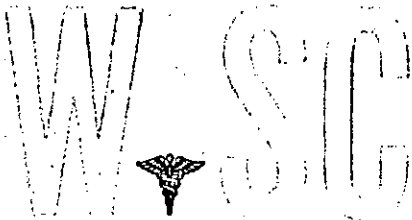
- A. Indicating 60 feet of half-street right-of-way for MacArthur Road and Maize Road.
- B. Indicating 75 feet of half-street right-of-way for a distance of 250 feet from the intersection of the centerlines of Maize Road and MacArthur Road and tapering to 60 feet of half-street right-of-way at a distance of 350 feet from the intersection of the centerlines.

SCHULTE INDUSTRIAL PARK

Service	Existing Facilities	Investigation and Tests Conducted	Our Plan	Remarks
<p><u>WATER</u></p>	<p>The city water main is located 2000 feet south of Harry Street on Tyler Road. This main serves Prairie Park Golf Course.</p>	<p>A test well has a pumping rate of 50 gpm. Water analysis indicates high hardness and a possible nitrate ion problem in the future.</p> <p>The County Fire Chief indicated that water for fire fighting purposes will not be a problem.</p>	<p>Provide individual water supplies. Advise individuals of the high hardness. Surveillance of the nitrate ion concentration.</p> <p>Treatment for hardness may be necessary depending on individual usage.</p>	<p>W-SC Health Dept. approves of the water supply. Recommends possible treatment for hardness and surveillance of the nitrate ion concentration.</p> <p>Wichita Water Dept. approves & recommends that distribution system be built to the standards for future city water service.</p>
<p>5 <u>SANITARY SEWER</u></p>	<p>By 7/1/74, city sewer service will extend to 1/2 mile south of 31st St. South along Hoover Rd. This extension is to serve the new Davis Manufacturing building.</p>	<p>Percolation tests have been conducted on the site. The average rate was 110 minutes. This is unsatisfactory for soil absorption systems.</p>	<p>A sewage collection system will be designed and constructed to City of Wichita standards so that connection to city sewers can take place in the future. Until that time, sewage disposal will be accomplished by using a non-discharging waste stabilization lagoon.</p>	<p>W-SC Health Dept. approves this plan of sewage disposal.</p> <p>Recommends possible use of aerated lagoon.</p>
<p><u>SURFACE DRAINAGE</u></p>	<p>None - County road drainage only.</p>	<p>None</p>	<p>All lots will be graded to drain to the proposed public streets without draining across adjacent lots. Interior streets will be designed to drain at the time of platting. Details will be worked out with the appropriate engineer.</p>	<p>Flood control is aware of this plan and has verbally approved it subject to plan details.</p>

Note: All comments can be verified with the agency noted and can be documented.

WICHITA - SEDGWICK COUNTY



DEPARTMENT OF COMMUNITY HEALTH
1900 E. 9TH ST.-WICHITA, KAN. 67214

December 27, 1973
9-0066

Mr. Steve Ramsey
Delamater, Freund, and Scherer, P.A.
512 Century Plaza Building
Wichita, Kansas 67202

Re: Schulte Industrial Park

In reviewing the water data supplied in your letter concerning the Schulte Industrial Park, I would say that individual water supplies would be acceptable. All well construction must be inspected and approved by this Department.

I would recommend to each facility that fractional softening be employed through the use of an ion exchange unit with a percent by-pass. Although the initial sample indicated the nitrates to be below the 1973 United States Public Health Drinking Water Standards, I would recommend that each facility maintain an annual surveillance on the nitrate ion concentration.

I would recommend a non-discharging, waste stabilization pond or aerated lagoon for sewage disposal. The aerated lagoon would increase the evaporation rate therefore cutting down on the size of pond needed. It appears that the most feasible location would be in the southeast corner of the industrial site. The developer should be made aware that there will be a \$150 permit fee for either system and that the permit must be renewed every five years.

If you have any questions or if I can be of any help, please feel free to contact me.

Sincerely,

Richard Marney
Richard Marney
Environmental Engineer

fs

RECEIVED

DEC 30 1973

DELAMATER, FREUND
& SCHERER, P.A.
Consulting Engineers

Copy sent to Tom Weir, Consolidated Realty-12-28-73

230J-IB

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WF ✓

THE KANSAS STATE DEPARTMENT OF HEALTH



TOPEKA
KANSAS

JAMES D. MARSHALL, D.D.S., M.P.H.
Acting Director of Health

Division of Environmental Health
535 Kansas Avenue
Topeka, Kansas 66603
913 296-3825

~~CONFIDENTIAL~~
~~CONFIDENTIAL~~

January 18, 1974

Mr. Wilmer Freund, P.E.
Delamater, Freund & Scherer, P.A.
512 Century Plaza
Wichita, Kansas 67202

Dear Mr. Freund:

We have reviewed your preliminary engineering report on the proposed Schulte Industrial Park to be located west of the Wichita Municipal Airport. We agree that the use of a non-discharging waste stabilization pond would be a satisfactory method for sewage treatment until connection can be made to the city sewer.

Very truly yours,

Division of Environmental Health

Richard T. Page, P.E.
Water Pollution Control

RTP:11

RECEIVED

JAN 19 1974

DELAMATER, FREUND & SCHERER, P.A.

KSD ✓

WF ✓

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 73-123 Name MID-CONTINENT INDUSTRIAL PARK
Date Application Rec'd. 8-23-74 Preliminary Approval _____
Scheduled S/D Meeting 9-5-74

DESCRIPTION

General Location At the northeast corner of Maize Road and MacArthur

Owner Consolidated Realty, Inc.
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Century Plaza Building Phone 262-8293

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>121.5±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>80</u> R/W <u>6200±</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>30</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>30</u> | TOTAL <u>6200±</u> ft. |
| 3. Minimum Lot Frontage <u>150</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>71,200±</u> sq.ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. It shall be noted that this plat was previously submitted as a sketch plat entitled Shulte Industrial Park.
- B. The MAPC Subdivision Regulations classify all industrial subdivisions as Urban Subdivisions. Therefore a determination needs to be made if paved streets with curb and gutter should be required on this plat.
- C. The intersection of Midco Street and Norman Street shall be redesigned to reflect a "T" configuration.
- D. The applicant shall guarantee the improvement of all interior streets shown on this plat including the cul-de-sac if required.
- E. The applicant shall contact the Environmental Health Department relative to serving subject property with a municipal sanitary sewer and water system, and the establishment of and participation in a County sewer benefit district. The applicant shall guarantee the installation of said sewer and water systems.
- F. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 73-123 Name MID-CONTINENT INDUSTRIAL PARK I
Date Application Rec'd. 8-23-74 Preliminary Approval 9-5-74
Scheduled S/D Meeting 11-7-74

DESCRIPTION

General Location At the northeast corner of Maize Road and MacArthur.

Owner Consolidated Realty, Inc.
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Century Plaza Building Phone 262-8293

- | | |
|---|-----------------------------------|
| 1. Gross Acreage of Plat <u>121.5±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>80</u> R/W <u>3069±</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>30</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>30</u> | TOTAL <u>3069±</u> ft. |
| 3. Minimum Lot Frontage <u>150</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>71,200±</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee the installation of a municipal type sanitary sewer and water supply system to serve the lots being platted. This will involve the design of systems which will be acceptable to the Environmental Health Department and which can be phased into a city or a county system in the future. It is recommended that the guarantee for said systems be in the form of a bond, cash, or letter of credit.
- B. The applicant shall guarantee the paving of all interior streets shown on this plat to an urban industrial standard. The applicant's engineer shall submit appropriate plans and profiles for said street improvements to the City Engineer of the City of Wichita for review and approval.
- C. The applicant's engineer shall submit a lot grading plan showing natural drainage ways to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- D. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- E. A 35 foot building setback shall be labeled adjacent to the north side of MacArthur Road.
- F. The 50 foot building setback from Maize Road on Lot 6, Block A, shall be adjusted to parallel the right-of-way line of Maize Road.
- G. The plattor's text shall be expanded to read "... platted into lots, blocks and streets ..."

(OVER)

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-38 Name MID-CONTINENT INDUSTRIAL PARK II
Date Application Rec'd. 3-22-77 Preliminary Approval 9-5-74
Scheduled S/D Meeting 4-7-77

DESCRIPTION

General Location North of MacArthur, east of Maize Road.

Owner Mid-Continent Development, Inc.
Surveyor/Engineer Delamater, Freund & Scherer
Address 412 Century Plaza Phone 263-6121

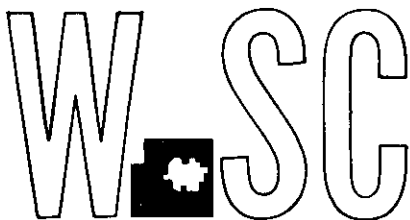
- | | |
|---|-----------------------------------|
| 1. Gross Acreage of Plat <u>68.36±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>80</u> R/W <u>3000±</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>5</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>5</u> | TOTAL <u>3000±</u> ft. |
| 3. Minimum Lot Frontage <u>225</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>420,000 sq.</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: A preliminary plat encompassing this area was approved by the Sub-division Committee on September 5, 1974. A zone change from "R-1" to "E" has been approved subject to platting.

- A. The applicant shall guarantee the installation of a municipal type sanitary sewer and water supply system to serve the lots being platted. If the existing systems which serve the Mid-Continent Industrial Park I Addition are to be used, then a memo from the Health Department stating that the existing systems are adequate to serve these additional building sites shall be submitted to the Planning Department.
- B. The applicant shall guarantee the paving of Midco Street and Norman Street to the same standards as the streets in the Mid-Continent Industrial Park I area.
- C. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- E. The plattor's text shall be expanded to appropriately reference the access control to Maize Road as shown on the face of the plat.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

November 8, 1974

Delamater, Freund, & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 73-123 - Final Plat of
MID-CONTINENT INDUSTRIAL PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 7, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall contact the Sedgwick County Fire Department and obtain a letter stating that adequate provisions have been made for fire protection of subject property.
- B. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- C. The applicant shall guarantee the installation of a municipal type sanitary sewer and water supply system to serve the lots being platted. This will involve the design of systems which will be acceptable to the Environmental Health Department and which can be phased into a city or a county system in the future. It is recommended that the guarantee for said systems be in the form of a bond, cash, or letter of credit.
- D. The applicant shall guarantee the paving of all interior streets shown on this plat to an urban industrial standard. The applicant's engineer shall submit appropriate plans and profiles for said street improvements to the City Engineer of the City of Wichita for review and approval.

November 8, 1974

Page 2

- E. The applicant's engineer shall submit a lot grading plan showing natural drainageways to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plans shall be submitted to the Planning Department.
- F. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- G. A 35-foot building setback shall be labeled adjacent to the north side of MacArthur Road.
- H. The 50-foot building setback from Maize Road on Lot 6, Block A, shall be adjusted to parallel the right-of-way line of Maize Road.
- I. The plattor's text shall be expanded to read "...platted into lots, blocks and streets..."
- J. The plattor's text shall be expanded to appropriately reference the access controls shown on the face of the plat.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 14, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

November 8, 1974
Page 3

cc: Consolidated Realty, Inc.
2311 A. Amidon, 67204

Jack Greene, Attorney
209 North Broadway, 67202

Dean Sellers, Assistant City Engineer

file

ZERO
UN

THE CITY OF WICHITA
OFFICE OF ENGINEERING

DATE November 13, 1974

ON SAFETY
PHASE II

TO Jack Galbraith, Chief Planner

FROM Dean Sellers, Assistant City Engr.

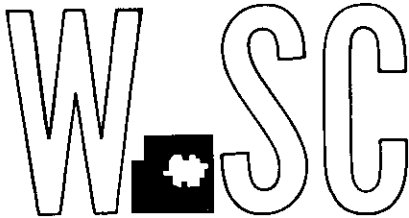
SUBJECT Mid-Continent Industrial Park

Plans submitted for street improvements in the Mid-Continent Industrial Park do not meet the requirements of the subdivision regulations for detail and content nor the standards established for urban streets.

Dean Sellers

DS/mrc

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

September 6, 1974

Delamater, Freund, & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 73-123 - Preliminary Plat
of MID-CONTINENT INDUSTRIAL
PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 5, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The intersection of Midco Street and Norman Street should be redesigned to more nearly reflect a "T" configuration.
- B. The applicant shall guarantee the installation of a municipal type sanitary sewer and water supply system to serve the lots being platted. This will involve the design of systems which will be acceptable to the Environmental Health Department and which can be phased into a city or a county system in the future. It is recommended that the guarantee for said systems be in the form of a bond, cash, or letter of credit. It is further recommended that the applicant contact the Environmental Health Department and Planning Department relative to a meeting to discuss this matter prior to submission of a final plat.
- C. The applicant shall contact the County Engineer relative to additional right-of-way to be indicated for Maize Road on the final plat.
- D. The applicant's engineer shall contact Kansas Gas & Electric and Southwestern Bell Telephone relative to appropriate easements to be indicated on the final plat.

Preliminary Plat of
MID-CONTINENT INDUSTRIAL PARK
September 6, 1974
Page 2

- E. The applicant shall guarantee the paving of all interior streets shown on this plat to an urban industrial standard. The applicant's engineer shall submit appropriate plans and profiles for said street improvements to the City Engineer of the City of Wichita for review and approval.
- F. The applicant's engineer shall submit a lot grading plan showing natural drainage ways to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- G. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

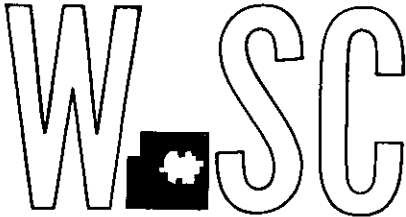
Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Consolidated Realty, Inc.
2311 A. Amidon, 67204

Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

November 15, 1974

Delamater, Freund, & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 73-123 - Final Plat of
MID-CONTINENT INDUSTRIAL PARK

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1974, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of November 8, 1974.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1973 and prior years have been paid.

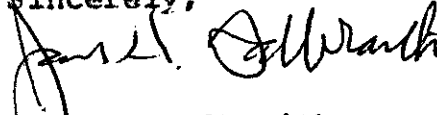
Also the applicant's engineer should be aware that his street cross sectional plans were not acceptable to the City Engineer

Delamater, Freund, & Scherer
November 15, 1974
Page Two

and therefore, the applicant and/or his engineer should contact the City Engineering Division of the Department of Public Works relative to this matter.

If you have any questions concerning this matter, please call.

Sincerely,



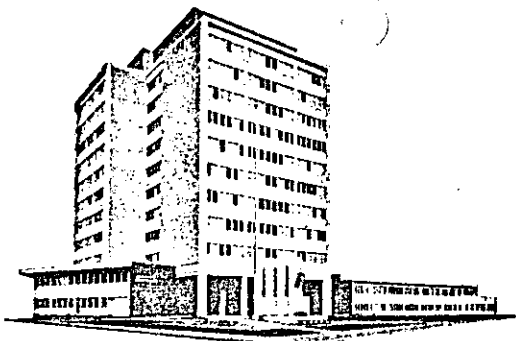
Jack H. Galbraith
Chief Planner

JHG:js

cc: Consolidated Realty, Inc.
2311 A Amidon 67204

Jack Greene, Attorney
209 N. Broadway 67202

Dean Sellers, Assistant City Engineer



**COUNTY OF SEDGWICK
FIRE DEPARTMENT**

4343 N. WOODLAWN, WICHITA, KANSAS, 67220

● TELEPHONE 744-0471

CHIEF
RAYMOND A. DAVIS

DEPUTY CHIEF
L. E. MCCABE

ASST. CHIEF
GARY L. NICHOLS

November 15, 1974

Mr. Wilmur Freund
Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas

SUBJECT: Mid-Continent Industrial Park I
Maize Road & McArthur
Sedgwick County, Kansas

Dear Sir:

As per our meeting of November 15, 1974, it appears that satisfactory arrangements can be made through use of private wells or the lagoon system, for an adequate water supply for fire protection.

Sincerely,

Gary L. Nichols
Gary L. Nichols
Asst. Fire Chief

GLN/bj

-9-

RECEIVED

NOV 16 1974

DELAMATER, FREUND
& SCHERER, P. A.
Consulting Engineers

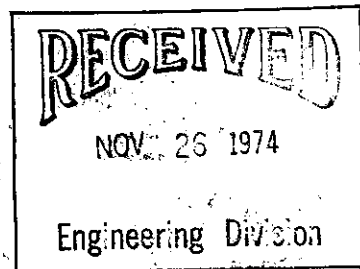
930-1

LAW OFFICES OF
JACK H. GREENE
COLLEGE BUILDING
209 N. BROADWAY
WICHITA, KANSAS 67202

JACK H. GREENE
DAVID W. KENNEDY

TELEPHONE 264-6363
AREA CODE 316

November 22, 1974



Mr. Ray Bruggeman
Director of Public Works
City Annex Building
104 South Main
Wichita, Kansas 67202

In re: S/D 73-123 - Final Plat of
MID-CONTINENT INDUSTRIAL PARK

Dear Mr. Bruggeman:

The plat for the above industrial park has been approved and referred to you for approval of the specifications of the street design and drainage.

We have been advised by Grover McLure, County Engineer, that our design meets with his approval and therefore the County is willing to accept and maintain the streets as designed. We believe that you should also approve our design.

Such streets are covered by 8-101 of the latest addition of the Subdivision Rules and Regulations for Wichita and Sedgwick County which I quote in part:

"8-101. Subdivision Types. For purposes of this Article, Subdivisions shall be classified as follows:

Urban Subdivisions: All subdivisions lying within an incorporated city; and those subdivisions in unincorporated areas having or intended to have a density of more than one dwelling unit per 25,000 square foot lot, and all subdivisions or portions thereof, for commercial, industrial, and public or semi-public purposes (directly related to an urban residential subdivision).

Mr. Ray Bruggeman
November 22, 1974
Page 2

Suburban Subdivisions. All other lands in unincorporated areas required to be platted either by Statute or by the Subdivision Regulations."

Please note that our industrial park is not directly related to an urban residential subdivision as required by 8-101 above and therefore our industrial park should come under "suburban subdivisions" of 8-101 set out above.

It logically follows that the provisions of 7-201(G) Suburban (7) should be used by us in our design for the reason that it specifically sets out:

"(7) Collector, Industrial or Commercial - 2 moving lanes (17.5') - shoulder, ditches and border areas."

By reason of the foregoing, we submit that it is clear that your department has sufficient justification to approve our street and drainage design.

Time is of the essence and your favorable decision will be appreciated.

Very truly yours,



Jack H. Greene

JHG/lw

cc: Ralph Wulz, City Manager
Robert A. Lakin, Director MAPD
Dick Linn, City Engineer
Jack Turner, County Counselor
Grover McLure, County Engineer
Gene Pirtle, City Attorney

LAW OFFICES OF
JACK H. GREENE
COLLEGE BUILDING
209 N. BROADWAY
WICHITA, KANSAS 67202

JACK H. GREENE
DAVID W. KENNEDY

TELEPHONE 264-6363
AREA CODE 316

November 22, 1974

Mr. Ray Bruggeman
Director of Public Works
City Annex Building
104 South Main
Wichita, Kansas 67202

In re: S/D 73-123 - Final Plat of
MID-CONTINENT INDUSTRIAL PARK

Dear Mr. Bruggeman:

The plat for the above industrial park has been approved and referred to you for approval of the specifications of the street design and drainage.

We have been advised by Grover McLure, County Engineer, that our design meets with his approval and therefore the County is willing to accept and maintain the streets as designed. We believe that you should also approve our design.

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Mr. Ray Bruggeman
November 22, 1974
Page 2

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cc: Ralph Wulz, City Manager
Robert A. Lakin, Director MAPD
Dick Linn, City Engineer
Jack Turner, County Counselor
Grover McLure, County Engineer
Gene Pirtle, City Attorney

Section 7-201 (C) provides in part:

Urban Area

R.O.W for
Street in Feet

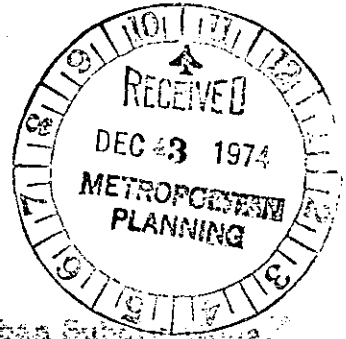
Roadway Width
in Feet

(1) Collector, or Local-Business,
Office, Commercial and Indus-
trial Areas; or Local-Residential
rowhouses, Garden Apartments,
Multi-Family, High Rise or other
dwelling units; -

December 3, 1974

Mr. Jack H. Greene
Law Office
209 North Broadway
Wichita, Kansas 67202

70



Subject: S/D 73-123 - Final Plat of Mid-Continent
Industrial Park

In view of the above two sections and Section 8-101, Urban Subdivisions,

Dear Mr. Greene: In your letter of November 22, 1974, it is my opinion that any
variance from the urban standards as required by the City Engineer of

The Subdivision Regulations adopted by the Metropolitan Area Planning
Commission and concurred in by the Wichita City Commission and the
Sedgwick County Commission provide as follows in part:

Article 8-102. Engineering Jurisdictions. In setting standards
and specifications, approving engineering drawings, inspecting
improvements, recommending acceptance of improvements pre-
paring petition form and establishing the amount of surety for
guaranteeing the installation of such improvements, the following
engineers, departments, agencies or personnel shall be designated
as the "appropriate engineer" for the type of required improvement

- | | |
|-------------------------------|---------------------------------------|
| listed: | Robert A. Lakin, Director of Planning |
| | City Engineer |
| <u>Improvement</u> | <u>Appropriate Engineer</u> |
| Jack Turner, County Engineer | |
| Grover McClure, City Engineer | |

City of Wichita and 3 miles thereof except
those areas that may be excepted under the
provisions of Sec. 3-102

Roadways, alley,
curbs and gutters,
sidewalks and street
drainage facilities
City Engineer of Wichita

Section 7-201 (G) provides in part:

<u>Urban Area</u>	<u>R-O-W for Street in Feet</u>	<u>Roadway Width in Feet*</u>
(1) Collector, or Local-Business, Office, Commercial and Industrial Areas; or Local-Residential rowhouses, Garden Apartments, Multi-Family, High Rise or other similar type of dwelling units; - 2 moving lanes (12') - 2 parking lanes	70	40

* Face of curb to face of curb

In view of the above two sections and Section 8-101, Urban Subdivisions, quoted in your letter of November 22, 1974, it is my opinion that any deviation from the urban standards as required by the City Engineer of Wichita should be by the planning commission based upon the advice of the Department of Law.

Yours truly,



R. W. Bruggeman
Director of Public Works

RWB:gr

cc: Ralph Wulz, City Manager
Robert A. Lakin, Director of Planning ✓
R. W. Linn, City Engineer
John Dekker, Director of Law
Jack Turner, County Counselor
Grover McLure, County Engineer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA

MARCH 27, 1975

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on Thursday, March 27, 1975, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas. The following items will be considered:

1. Invocation by The Rev. Cyrus S. Keller, Sr., Pastor, St. Paul A.M.E. Church, 1756 Piatt.

SUBDIVISION COMMITTEE

2. V-0718 - Donald Walenta requests vacation of a utility easement, legally described as a 5-foot utility easement along the east line of Lot 1, Perdel Addition, and 15-foot utility easement along west line of Lot 2, Perdel Addition. Generally located on the south side of Kellogg, between Dellrose and Pershing.

SUBDIVISION COMMITTEE RECOMMENDATION - March 20, 1975:

That this application be approved subject to:

1. A 15-foot east-west access easement shall be granted to either Dellrose or Pershing on the south line of Lots 1 or 2.
- B. The applicant shall guarantee the construction of a manhole to terminate the existing sanitary sewer. The Engineering Department of the Department of Public Works shall be contacted regarding this matter.
- C. Any relocation or reconstruction of utilities necessitated by this vacation being at the sole expense of the applicant.
- D. All proceedings being without cost to the City, County, or any utility company.

-
3. V-0719 - Unified School District #259 requests vacation of a street and alleys, legally described as: Texas Avenue from the east line of Elizabeth Avenue to the west line of Martinson Avenue; the north-south alley, as platted in Lawrence's Third Addition, between Lots 16 and 18, on Elizabeth on the west and Lots 15 and 17, on Martinson on the east, from the north line of Texas Avenue to the north line of Lawrence's Third Addition; and the north-south alley, as platted in Lawrence's Third and Fourth Additions, in the block bounded by Elizabeth Avenue on the west, Texas Avenue on the north, Martinson Avenue on the east and Burton Avenue on the south from the north line of Burton Avenue to the south line of Texas Avenue. Generally located between Douglas and Burton in an area west of Exposition.
-

SUBDIVISION COMMITTEE RECOMMENDATION - March 20, 1975:

That this application be approved subject to:

- A. The applicant shall contact Southwest Bell and KG&E relative to relocating their facilities presently in Texas Avenue. A letter shall be submitted to the Planning Department from both of these companies stating that satisfactory arrangements have been made.
- B. A turnaround shall be provided to terminate the alley dead-ending north of Texas Avenue or the applicant shall purchase the other property to the north in order to vacate the alley as far north as the east-west alley south of Douglas.
- C. The applicant shall guarantee the closing of the curb returns for Texas Avenue at Martinson and Elizabeth.
- D. Any relocation or reconstruction of utilities necessitated by this vacation being at the sole expense of the applicant.
- E. All proceedings being without cost to the City, County, or any utility company.

-
4. V-0720 - Arthur V. Bordin requests vacation of a platted setback, legally described as the 30-foot platted setback from McLean Boulevard on Lot 13, Block 3, Pierpoint Acres. Generally located at the southwest corner of Carlock and McLean.

SUBDIVISION COMMITTEE RECOMMENDATION - March 20, 1975:

That this application be approved subject to:

- A. The legal description of the setback to be vacated shall be amended to read the southeasterly 15 feet of the 30-foot platted setback.
- B. Any relocation or reconstruction of utilities necessitated by this vacation being at the sole expense of the applicant.
- C. All proceedings being without cost to the City, County or any utility company.

-
5. S/D 75-17 - Final Plat of HARPOOL ADDITION, generally located at the southwest corner of 13th and Tyler Road.

Engineer:	Baughman Company
Minimum lot area:	40,000 sq. ft.
Acreage:	0.9
Number of lots:	1

SUBDIVISION COMMITTEE RECOMMENDATION - March 20, 1975:

That this plat be approved subject to:

- A. The Chairman of the Board of County Commissioners is Earl E. Rush. The appropriate correction shall be made for the Commissioners' signature lines.
- B. The County Cleri's signature line shall be labeled "George Pierce".
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

-
6. S/D 75-18 - Final Plat of E. C. I. ADDITION, generally located at the southeast corner of Washington and Indianapolis.

Engineer:	Baughman Company
Minimum lot area:	21,000 sq. ft.
Acreage:	0.5
Number of lots:	1

SUBDIVISION COMMITTEE RECOMMENDATION - March 20, 1975:

That this plat be approved subject to:

- A. The applicant shall attempt to secure a valid petition for the paving of the north-south alley for the entire block length south of Indianapolis. If the applicant is unable to obtain a valid petition for the entire block, then he shall submit a valid petition for the paving of the portion of the alley adjacent to subject plat.
 - B. The applicant shall be advised that if the paving of the alley is not guaranteed, then the previously submitted lot grading shall become unacceptable. In this circumstance, the applicant shall contact the Maintenance-Flood Control Office.
 - C. "Access control except for one opening" shall be labeled adjacent to the east side of Washington Avenue and with the appropriate wording in the plattor's text.
 - D. The applicant shall be advised that those buildings extending into the building setback shall become nonconforming upon recording of the plat.
 - E. The Chairman of the Board of County Commissioners is Earl E. Rush. The appropriate corrections shall be made in labeling the signature lines.
 - F. The County Clerk's signature line shall be labeled "George Pierce".
 - G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-

7. S/D 75-9 - Reconsideration of Final Plat of LOVETT ADDITION, generally located on the north side of Country Club Place between Hillside and Holyoke.

Engineer: Baughman Company
Minimum lot area: 20,000 sq. ft.
Acreage: 0.459
Number of lots: 1

SUBDIVISION COMMITTEE RECOMMENDATION - March 20, 1975:

That this plat be approved subject to all conditions as previously recommended with the exception that:

"Access control except for one opening" shall be labeled adjacent to the east side of Hillside Avenue, with the appropriate wording in the plat's text."

8. Appeal of Street Construction Standards, S/D 73-123 - MID-CONTINENT INDUSTRIAL ADDITION, generally located at the northeast corner of Maize and MacArthur Road. (Memo enclosed to Planning Commissioners.)

ZONING

Deferred by Planning Commission

- 9a. Case No. SCZ-0336

Request: "R-1" to "AA" and "LC"

Location: Northwest corner of 127th Street East and Central

- 9b. Case No. CU-170

Request: Conditional Use for apartments, townhouses and condominiums in "AA" zoning

Location: Northwest corner of 127th Street East and Central

New Cases

10. Case No. Z-1689

Request: "A" to "BB"

Location: East side of Seneca in an area south of Seneca Court

11. Case No. Z-1690

Request: "A" to "R-6"

Location: North side of Zimmerly in an area west of Vassar

12. Alcohol Education Proposal, Wichita-Sedgwick County Department of Community Health. (Memo enclosed to Planning Commissioners.)

13. DR 74-15 - Rock Road Development Policy (Memo previously forwarded to Planning Commissioners.)

14. S-0172 - Public Hearing for consideration of amendments to the Subdivision Regulations. (Memo enclosed to Planning Commissioners.)

15. Other Matters.

Robert A. Lakin
Secretary

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE DIRECTOR
262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN — WICHITA, KAN. 67202

December 3, 1974

Mr. Jack H. Greene
Law Office
209 North Broadway
Wichita, Kansas 67202

Subject: S/D 73-123 - Final Plat of Mid-Continent
Industrial Park

Dear Mr. Greene:

The Subdivision Regulations adopted by the Metropolitan Area Planning Commission and concurred in by the Wichita City Commission and the Sedgwick County Commission provide as follows in part:

Article 8-102. Engineering Jurisdictions. In setting standards and specifications, approving engineering drawings, inspecting improvements, recommending acceptance of improvements preparing petition form and establishing the amount of surety for guaranteeing the installation of such improvements, the following engineers, departments, agencies or personnel shall be designated as the "appropriate engineer" for the type of required improvement listed:

Improvement

Appropriate Engineer

Roadways, alley,
curbs and gutters,
sidewalks and street
drainage facilities

City of Wichita and 3 miles thereof except
those areas that may be excepted under the
provisions of Sec. 3-102

City Engineer of Wichita

Section 7-201 (G) provides in part:

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* Face of curb to face of curb

In view of the above two sections and Section 8-101, Urban Subdivisions,
quoted in your letter of November 22, 1974, it is my opinion that any
deviation from the urban standards as required by the City Engineer of
Wichita should be by the planning commission based upon the advice of
the Department of Law.

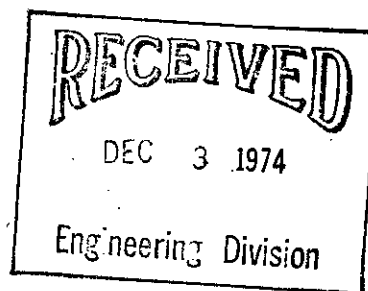
Yours truly,



R. W. Bruggeman
Director of Public Works

RWB:gr

cc: Ralph Wulz, City Manager
Robert A. Lakin, Director of Planning
R. W. Linn, City Engineer ✓
John Dekker, Director of Law
Jack Turner, County Counselor
Grover McLure, County Engineer



METROPOLITAN AREA PLANNING DEPARTMENT

March 20, 1975

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT S/D 73-123 - MID CONTINENT INDUSTRIAL PARK
(Northeast corner of Maize Road and MacArthur)

The above plat has been approved by the Planning Commission on November 14, 1974, subject to Condition D, which provided: "The applicant shall guarantee the paving of all interior streets shown on this plat to an urban industrial standard. The applicant's engineer shall submit appropriate plans and profiles for said street improvements to the City Engineer of the City of Wichita for review and approval."

The cross sections and profiles of such street system has been approved by the County Engineer and is generally acceptable to him. Essentially, the proposal submitted was for a lime treated subgrade and asphalt overlay with shoulders and ditch section. The City Engineer and the Department of Public Works of the City, do not agree that such a design is "an urban standard."

Attached is correspondence from the applicant's attorney to the Department of Public Works and the response from the Department of Public Works. I have reviewed this matter with the Public Works people and, essentially, their position is that such a cross section of design, while it may be desirable in rural areas, should not be considered an urban type design, primarily due to the following points:

1. There is insufficient right-of-way to place traffic control devices and other street appurtenances.
2. There is no place for utility locations except to place them underneath the improved street section, or in the bottom of ditches. It was generally felt that this would be unacceptable to the utilities which would be requested to locate their facilities in those locations.
3. That this design requires a high level of maintenance (thus increased costs), in that culvert crossings on these smaller type lots will tend to clog with debris and will require cleaning on a regular basis. This increased cost and failure to provide a high level of maintenance will result in water standing in ditches, thereby weakening the subgrade under the shoulders, which eventually would lead to deterioration of main line paving.

It is my understanding that at the request of the applicant and at the suggestion of the Department of Public Works, the Planning Commission is being asked to make a determination of whether the paving shall, indeed, be urban, with curb and gutter type section, or a suburban standard as recommended by the applicant and concurred in by the County Engineer.



Robert A. Lakin
Director of Planning

RAL:ber

Attachment

cc: Ray Bruggeman, Director of Public Works
John Dekker, Director of Law
X Dick Linn, City Engineer
M. S. Mitchell, Supt. Public Works Maintenance
G. C. McLure, County Engineer, 1015 Stillwell 67213
Jack H. Greene, Attorney, 209 North Broadway 67202
Wilmer Freund, 512 Century Plaza 67202
John D. Evans, President, Mid-Continent Industrial
Development, Inc., 1028 South McComas 67213

REFERENCE:

MEMORANDUM from Robert A. Lakin to:

Wichita-Sedgwick County Metropolitan
Area Planning Commission

DATED: March 20, 1975

1. The memorandum states there is insufficient right-of-way to place traffic control devices and other street appurtenances. If this is a matter of concern, we are prepared to dedicate additional easements for whatever traffic control devices and other street appurtenances may be necessary in this particular plat. We have shown triangular drainage easements at intersections to allow for improved drainage.
 2. The statement regarding no place for utility locations except placing them beneath the improved street sections or in the bottom of the ditches is a result of their first recommendation; we had originally shown utility easements at the rear of the lots; at the staff's suggestion we deleted them from the plat. However, if this is a matter of concern, we can either dedicate additional right-of-way along and in front of the lots in the 50 foot set-back or restore the easements which would serve the lots from the rear instead of from the front.
 3. The discharge figures which we have computed are for a 50 year frequency. This is a theoretical figure and means that once in 50 years the ditches would run at the discharges which we have computed, which is more than the design for normal sections on township roads. This is unrealistic due to the fact that most of the area in the industrial park will be unsurfaced or unpaved and there will be much vertical drainage, which is not the same as run-off in a residential area. We have computed the discharges for a 100 year frequency, in order that a theoretical "once in a 100 year" water surface elevation can be determined. We have indicated minimum pad elevations on the "Drainage Plan" for the 50 year frequency water flow. We feel that the township is in a much better position to maintain culverts and ditches than they would be to maintain a storm sewer which would be required with an urban type curb and gutter section.
- Lot sizes are such that culverts should be 75 to 100 feet apart minimum, which is considerably more than the normal culvert every 50 to 60 feet in the city. In fact, these proposed entrances will serve as grade control structures in the ditch flowlines. The township or County Engineer will exercise his right to determine the entrance culvert sizes.

DELAMATER, FREUND & SCHERER, P. A.

CONSULTING ENGINEERS

TELEPHONE(316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

230-J

3-26-75

PAVEMENT COST ESTIMATES

8" Concrete 41 feet B/B of curb

@ \$71 per L.F. - Approximately 2,580 feet.

2580 x 71 = \$183,180*

*Does not include any monies for storm sewer which could run as much as another \$90,000 depending on certain requirements.

4" BM-2 on 6" Lime treated Subgrade with open ditches for surface drainage

\$22.75 x 2580 x 1.1 = \$64,564

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

March 28, 1975

Mr. Wilmer Freund
Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 73-123 - Final Plat of
MID-CONTINENT INDUSTRIAL
PARK

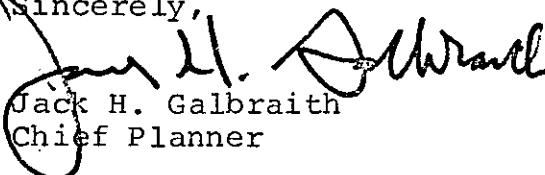
Dear Mr. Freund:

At the regular meeting of the Metropolitan Area Planning Commission on March 27, 1975, the above-captioned final plat was considered. The action OF THE Commission with regard to the requirement for street improvement standards was to recommend that the standard of the street improvement be the design which you have submitted to the County Engineer for his approval. The other conditions of the plat approval remain the same, and at such time as all conditions of plat approval have been complied with, this case will be forwarded to the Board of City Commissioners for their consideration.

I should also point out that the Planning Commission, in discussing the street standards, indicated that it was their desire that the City and County Engineers meet to discuss a set of street improvement standards which would be mutually agreeable to both the City and County.

If you have any questions, please contact our office.

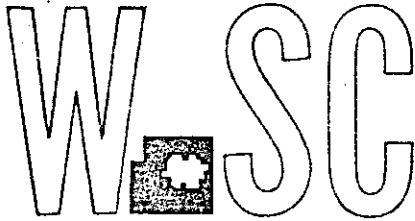
Sincerely,


Jack H. Galbraith
Chief Planner

JHG:CLN:ber

cc: Vern Miller, Attorney, Suite 103, 1540 N. Broadway 67214
Jack Greene, Attorney, 209 North Broadway 67202
Grover McLure, County Engineer, 1015 Stillwell 67213
Dick Linn, City Engineer
John D. Evans, President, Mid-Continent Industrial
Development, Inc., 1028 South McComas 67213
Dean Sellers, Assistant City Engineer

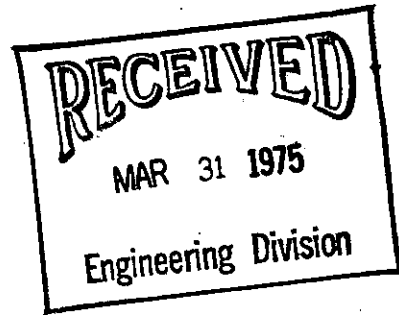
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
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March 28, 1975



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PARK

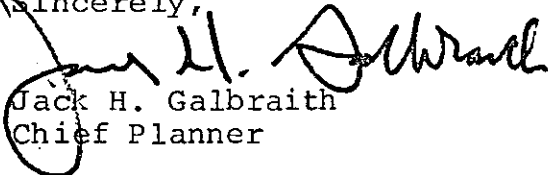
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I should also point out that the Planning Commission, in discussing the street standards, indicated that it was their desire that the City and County Engineers meet to discuss a set of street improvement standards which would be mutually agreeable to both the City and County.

If you have any questions, please contact our office.

Sincerely,


Jack H. Galbraith
Chief Planner

JHG:CLN:ber

cc: Vern Miller, Attorney, Suite 103, 1540 N. Broadway 67214
Jack Greene, Attorney, 209 North Broadway 67202
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Dick Linn, City Engineer
John D. Evans, President, Mid-Continent Industrial
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Dean Sellers, Assistant City Engineer

A REPORT

To THE

METROPOLITAN AREA PLANNING COMMISSION

CONCERNING

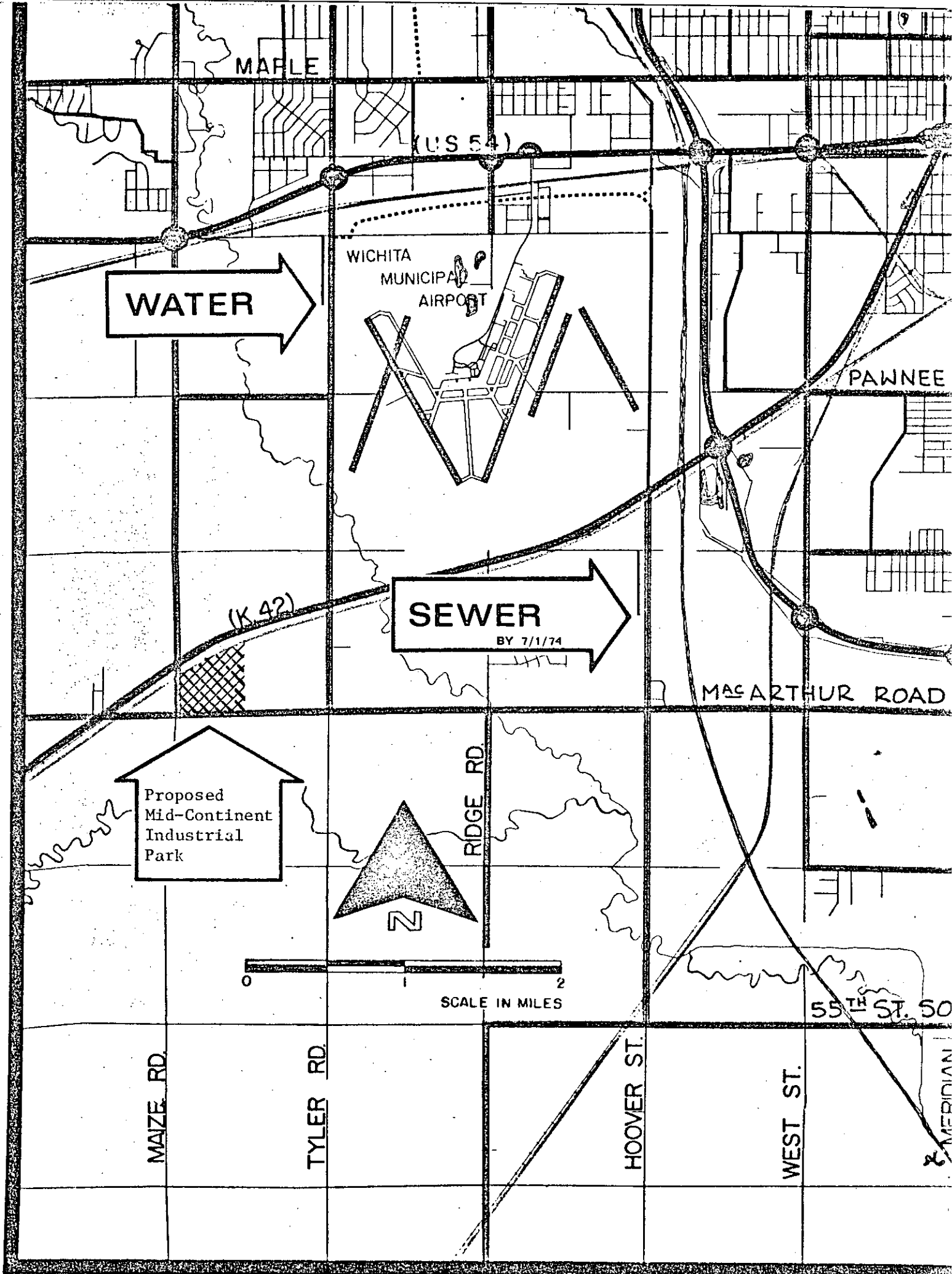
MID-CONTINENT INDUSTRIAL PARK



Delamater, Freund & Scherer, P.A.
March 27, 1975

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F o r e w a r d

This report presents the results and documentation of a preliminary study and associated responses to platting requirements in connection with services required and existing facilities for the development of Mid-Continent Industrial Park. At the present time, the area is zoned R-1 (Suburban Residential). An application was made and approved through the Metropolitan Area Planning Commission for changing the zoning to E (Light Industrial) subject to platting.

The following report contains the plan for developing the area and furnishing sanitary sewer and water service until these municipal services are available, and estimates of costs for urban design concrete paving versus suburban design flexible pavement.



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

HIGHWAY DEPARTMENT

1015 STILLWELL
WICHITA, KANSAS 67213

OFFICE OF
COUNTY ENGINEER

PHONE 268-7201

March 25, 1975

Delamater, Freund & Scherer, P.A.
512 Century Plaza
Wichita, Kansas 67202

RE: Street Design for Mid-Continent
Industrial Park

Dear Mr. Freund:

In reply to your letter pertaining to the design of the flexible pavement section, consisting of a lime modified sub-base on a prepared sub-grade with four inches of BM-2 hot mix, hot lay bituminous concrete, it is our opinion from calculations we have made that the section will meet the axle load required for use in this area. Also the drainage plans as submitted on the plat will be adequate. Before building permits will be issued by this department, the pad elevations of the buildings to be constructed within this area will be set in cooperation with the Wichita-Valley Center Flood Control Office.

With regard to the design question pertaining to the necessity of the County Engineer to submit his design for roads on the county road system to the city engineer for his approval, this has never been the requirement and in cases where the city and county have combined efforts to construct roadways, the county has constructed roads in accordance with the plans and specifications and the city has constructed roads in accordance with plans and specifications and neither has asked the approval of the other unless it pertains to federal aid project requiring funding of large amounts.

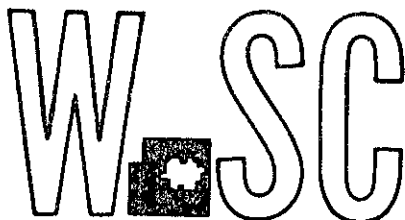
We hope that this answers your questions.

Yours very truly,

G. C. McLure, Jr., P.E.
County Engineer
Director of Public Works

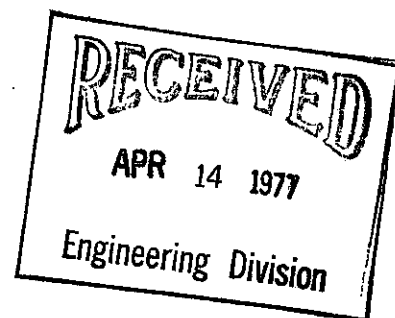
GCM/lt

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



April 12, 1977

Delamater, Freund & Scherer
412 Century Plaza
Wichita, Kansas 67202

Re: S/D 77-38 - Final plat of
MID-CONTINENT INDUSTRIAL
PARK II

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 7, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee the installation of a municipal type sanitary sewer and water supply system to serve the lots being platted. If the existing systems which serve the Mid-Continent Industrial Park I Addition are to be used, then a memo from the Health Department stating that the existing systems are adequate to serve these additional building sites shall be submitted to the Planning Department.
- B. The applicant shall guarantee the paving of Midco Street and Norman Street to the same standards as the streets in the Mid-Continent Industrial Park I area.
- C. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department. A guarantee shall be submitted for any drainage improvements necessitated by the lot grading plan.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.

S/D 77-38
April 12, 1977
Page 2

- E. The plat's text shall be expanded to appropriately reference the access control to Maize Road as shown on the face of the plat.
- F. A 5' x 35' utility easement shall be shown at the southwest corner of Lot 2, Block A.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

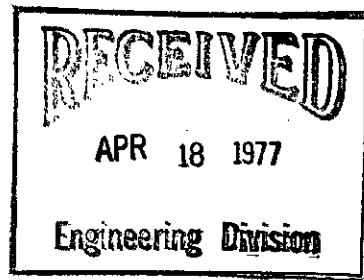
This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 14, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Mid-Continent Development, Inc., P. O. Box 12086, 67212
✓ Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection



April 14, 1977

Delamater, Freund and Scherer
412 Century Plaza
Wichita, Kansas 67202

Re: S/D 77-38 - Final plat of
MID-CONTINENT INDUSTRIAL PARK II

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 12, 1977.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

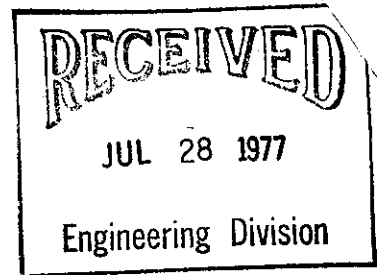
Please call if you have any questions.

Sincerely,


Jack H. Galbraith
Chief Planner

JHG:bh

cc: Mid-Continent Development, Inc., P.O. Box 12086, 67212
✓Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection



July 27, 1977

Mr. Steve Ramsey
Delamater, Freund & Scherer
412 Century Plaza
Wichita, Kansas 67202

Subject: Mid-Continent Industrial Park II

Dear Mr. Ramsey:

Reference is made to your letter of May 11th enclosing drawing 230J-II and Drainage Computations (2 sheets) for subject portion of the overall Mid-Continent Industrial Park. Subsequent to that submittal we were handed nine sheets of computations (Sheets 1 thru 9 by D.S.) and two additional sheets ("Ditch Sections" dated 3-28-77 by R.H.) together with a print of Page 17 of Technical Paper No. 25 by the Weather Bureau on which were marked various duration-intensity relationships.

In concord with Chris Brennenstuhl of Sedgwick County Department of Public Works we reviewed the above information and found:

- 1) The basic disagreement which I discussed in my letter to Wilmer Freund of January 12, 1976 still exists and now includes estimation of time of concentration for selecting rainfall intensity in the rational formula $Q = CIA$.
- 2) Ditch cross-sections are not adequate to handle the 100-year frequency discharge.
- 3) Minimum Building Pad elevations are not high enough to provide adequate clearance above the 100-year frequency discharge in the street x-section.

It appears that the most effective way to resolve the matter is a meeting with all of the affected parties. If we can be of assistance in arranging such a meeting, please advise.

Yours truly,

M. S. Mitchell,
Ass't. Superintendent of
PublicWorks Maintenance

MSM/glm

cc: G. H. Wilton
Dick Linn
Jack Galbraith

G. C. McLure
Chris Brennenstuhl
Mid-Continent Industrial Park II Addn. File